

WESTERN NEVADA DEVELOPMENT DISTRICT

January 31, 2019

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US Environmental Protection Agency – Region 9
Attention: Ms. Noemi Emeric-Ford
75 Hawthorne Street, SFD6-1
San Francisco, CA 94015

RE: WESTERN NEVADA DEVELOPMENT DISTRICT APPLICATION FOR U.S. EPA FY19 COALITION
ASSESSMENT BROWNFIELDS GRANT

Dear Ms. Emeric-Ford:

The Western Nevada Development District and Coalition partners, City of Lovelock and Pershing County are pleased to submit the enclosed application for the FY2019 U.S. EPA Brownfields Program. The total amount the Coalition is applying for is \$600,000. Hazardous substances total \$187,957.50 for Petroleum sites and \$412,042.50 for Hazardous Substances sites. Candidate sites are located throughout the City of Lovelock and Pershing County with the sites being congregated by four Target Areas. They include the Gateways, Downtown Corridor, Industrial Park and Mine Scarred sites.

Lovelock, Nevada is located on Interstate 80, 93 miles east of Reno in Pershing County. Lovelock lies in a meadow valley with the Humboldt Range to the east and the Trinity and Seven Troughs ranges to the north and west. This valley was known to settlers as Big Meadows because of the abundance of grass and water. It was favored as a resting place before continuing on to California and Oregon. In 1868, the history of Lovelock changed with the building of the Central Pacific Railroad through Pershing County. U.S. Highway 40 was the main thoroughfare and traveled through the center of town on what is now known as Cornell Ave. Interstate Highway 80 bypassed the community in the 1980's followed by the rail line ceasing operations in the 1990's. The area began to experience an economic decline as a result of these two actions. This was further exacerbated by several years of drought. Vacant buildings, closing of businesses, blighted buildings, mine scarred lands, properties suspected of hazardous substances as well as petroleum are the results of this decline. The City of Lovelock and Pershing County have a stagnating tax base which has challenged them to address these negative impacts upon the community and County at large.

The Brownfields grant will enable the Coalition to begin to address these issues and work with the community to create a vision for the four Target Areas towards economic growth. This grant is essential to the revitalization and redevelopment of the areas and their sites. It will address any health and wellness issues associated with suspected contaminants and enhance the quality of life for the residents.

Thank you for the opportunity to submit this application for Brownfields Assessment funding. Please do not hesitate to contact me if you have any questions.

Sincerely, 
Ed Lawson, President
Western Nevada Development District

1000 North Division Street, Suite 102 C • Carson City, NV 89703
775-473-6753
wnodd.org

NARRATIVE INFORMATION SHEET

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1. Applicant Identification

WESTERN NEVADA DEVELOPMENT DISTRICT
1000 North Division Street, Suite 102 C
Carson City, Nevada 89703

2. Funding Requested

- a. Assessment Grant Type - Coalition Grant
- b. Federal Funds Request
 - i. \$600,000
 - ii. Does Not Apply
- c. Contamination - Hazardous Substances and Petroleum

3. Location

Pershing County, Nevada
City of Lovelock, Nevada

4. Property Information For Site-specific Proposals - Does Not Apply.

5. Contacts

a. Project Director

Sheryl Gonzales, Executive Director
WESTERN NEVADA DEVELOPMENT DISTRICT
sgonzales@wndd.org
1000 North Division Street, Suite 102 C
Carson City, NV 89703
775-473-6753

b. Chief Executive/Highest Ranking Elected Official

Ed Lawson, President
WESTERN NEVADA DEVELOPMENT DISTRICT
elawson@cityofsparks.us
1000 North Division Street, Suite 102 C
Carson City, NV 89703
775-473-6753

6. Population -

Pershing County population totals 6,536/City of Lovelock population totals 1,854

7. Other Factors Checklist- Checklist Attached

8. Letter from the State or Tribal Environmental Authority – Letter of acknowledgement from Nevada Division of Environmental Protection is attached

COVER LETTER ATTACHMENTS

Other Factors Checklist

Letter of Acknowledgement from the Nevada State Department of
Environmental Quality

OTHER FACTORS CHECKLIST

OTHER FACTORS	PAGE #
Community Population is 10,000 or less	x
The Applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	
The priority brownfield site (s) impacted by mine-scarred land.	
The priority site (s) is adjacent to a body of water (i.e. the border of the priority site (s) is contiguous or partially continuous with a body of water but for a street, road, or other public thoroughfare separating them.	
The priority site (s) is in a federally designated flood plain.	
The redevelopment of the priority site (s) will facilitate renewable energy from wind, solar, or geothermal energy, or any energy efficiency improvement projects.	
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	



NEVADA DIVISION OF
**ENVIRONMENTAL
PROTECTION**

STATE OF NEVADA
Department of Conservation & Natural Resources
Steve Sisolak, *Governor*
Bradley Crowell, *Director*
Greg Lovato, *Administrator*

January 31, 2019

US Environmental Protection Agency Region 9
Attn: Ms. Noemi Emeric-Ford
75 Hawthorne Street, SFD6-1
San Francisco, CA 94105

**SUBJECT: SUPPORT OF THE US EPA 2019 BROWNFIELDS COALITION ASSESSMENT
GRANT APPLICATION BY THE WESTERN NEVADA DEVELOPMENT DISTRICT**

Dear Ms. Emeric-Ford:

The Nevada 128(a) Brownfields Program (NBP) would like to acknowledge and offer its commitment to support the Western Nevada Development District's (WNDD) application for funding under the US Environmental Protection Agency (US EPA) Brownfields Program. The WNDD is certified as an Economic Development District by the Economic Development Administration of the US Department of Commerce serving eight counties and five cities throughout the western Nevada region. It is funded by the US Department of Commerce – Economic Development Administration and from member agencies who serve on the WNDD Board. The eight member counties are Carson City, Churchill, Douglas, Storey, Washoe, Pershing, Humboldt, and Mineral and the five member cities are Reno, Sparks, Fernley, Fallon and Lovelock.

The NBP understands WNDD is applying for a total of \$600,000 in Brownfields Coalition Assessment funding budgeted to address \$412,000 at hazardous substance sites and \$188,000 at petroleum sites, and finds the projects proposed for possible funding in this application are consistent with Nevada environmental law and regulation. The target areas for this grant are within the City of Lovelock, NV and Pershing County. Four target areas have been identified that include the Downtown Corridor, Gateways, Industrial Park, and Mining Scarred Areas. The number of potential Brownfields sites is approximately 30.

Pershing County and the City of Lovelock have jointly formed the Pershing County Economic Development Authority, and established a full-time Economic Development Executive Director position. As a result of these efforts, an Economic Development and Revitalization Strategic Plan has been developed and recently approved by the governing boards of the two municipalities. The goals associated with this plan include the need to address sites with environmental hazardous conditions to position these sites for redevelopment and reuse by new businesses, which will create jobs and expand the tax base revenue.

Pershing County and the City of Lovelock have poverty rates of 12% and this number is rising. The percentage of school children enrolled in the free or reduced lunch program is 52%. The population of residents participating in the Supplemental Nutrition Assistance Program (SNAP) rose from 463 persons in 2010 to 496 persons in 2016, an increase of 7.1%. The Brownfields Assessment Coalition Grant will assist in the revitalization of the area by identifying Brownfields

sites and aid in implementing strategies focused on in-fill and redevelopment identified in the revitalization strategic plan. With the recent economic growth enjoyed by Northern Nevada, Pershing County and Lovelock are well-positioned to become a location where businesses can locate, creating more jobs and retaining and increasing the workforce which will drive the development of housing and spur the area's economic growth.

We believe this application and the team will be successful given current market conditions in the region and the experience of the coalition partners in instituting and implementing public policy and programs. The Brownfields Assessment Grants will level the financial playing field for investors who might otherwise choose other areas. As coalition leader, WNDD brings a wealth of experience in spurring reinvestment in their service area. For over 35 years, WNDD has partnered with its member communities and agencies within the region to acquire millions of grant dollars to spur economic vitality. Examples of funded projects include industrial parks, water/sewer infrastructure projects, regional planning, transportation, workforce development training, and the establishment of other nonprofit entities serving the region with a variety of economic development programs and services.

NBP will work with the WNDD and their coalition partners and contractors to inform and educate the organization on the goals and mandates of other NDEP and state programs and support their efforts to develop and grow the nexus between Brownfields investment and redevelopment and the objectives of other important environmental and economic programs. The NBP will also commit to leverage the coalition grant resources with its own 128(a) grant resources to help assure sites are ready for redevelopment by willing investors and can meet the development plans and goals of their communities. NBP will share public outreach and education resources with the successful grant applicants. The tremendous benefit of linking various programs from public and private funding sources to the resource provided through the Brownfields grant is sure to provide results within the life of the grant and well beyond its successful completion.

If awarded the US EPA Brownfields Hazardous Substances and Petroleum Assessment grant, NBP will be pleased to provide regulatory assistance and advisory support to the WNDD and to act as liaison between WNDD and other regulatory entities, as requested. NBP supports WNDD's application efforts to increase their ability to identify, characterize, and address local environmental hazards. We are committed to continue our very strong relationship working with the WNDD to help them continue their exceptional success.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Friedman', with a stylized flourish at the end.

David Friedman
Nevada 128(a) Brownfields Program Manager
Nevada Division of Environmental Protection

NARRATIVE PROPOSAL

Western Nevada Development District
City of Lovelock, Nevada
Pershing County, Nevada

IV. E NARRATIVE / RANKING CRITERIA

Project Area Description and Plans for Revitalization

a. Target Area and Brownfields

i. Background and Description of Target Area

The City of Lovelock (City), NV 89419 is located along the Humboldt River near the river's terminus in the Humboldt Sink. The Humboldt River was a central lifeline in a desert region to the indigenous people who first settled there. European settlers discovered the river and similarly used it to guide their journey west, relying on it for a water supply and its water gaps to get through numerous mountain ranges that make up the Great Basin section of the Basin and Range Province. The builders of the Transcontinental Railroad took advantage of the river corridor for the same reasons, which led to much of the regional development. With the advent of the automobile, the construction of US Highway 40 as one of the transcontinental roadways did the same, further institutionalizing Lovelock as a traveler's way stop on their cross-country journey. This historic function of Lovelock as an oasis and vital center of commerce in Northern Nevada has been largely brought to an end with completion of Highway I-80 and loss of rail service, which are primary reasons for the economic downturn, as well as long term droughts.

Four Target Areas focused under this grant are sections of Lovelock, NV and nearby portions of Pershing County (County) where a number of houses and formerly vibrant businesses, now vacated, are located. The Target Areas are Community Gateways, Industrial Park, Downtown Corridor and Mine Scarred Areas. These are contained within census tract 960100 Block Group 4. The mine scarred lands are geographically scattered across the county and do not fit into a census tract. Most of the County population is concentrated within a short radius of the Target Areas with the exception of the Mined Scarred Areas. The remaining population is located on adjacent farmlands. Many of the Brownfields sites are within 2-4 blocks of the school facilities, hospital, nursing homes, City and County buildings, public pool, public health nurse, food bank, and WIC offices. There are private residences interspersed in the Target Areas, and other neighborhoods and homes adjacent to the Brownfields sites.

Mine scarred areas are abundant throughout the county and NV. The Humboldt River is the source of irrigation water for farmlands and recharges underground basins; the river passes thru several counties before it reaches its terminus in the Humboldt Sink just 20 miles south of the City in the County. Rye Patch State Park and Reservoir is created by damming the river and is a place of recreation.

With blighted lots and buildings (many built prior to 1970) business and residents are less likely to locate in the area. To address the need for economic vitality, redevelopments of potential Brownfields sites must be inventoried and assessed and subsequently cleaned up to ensure properties are well positioned for reuse, redevelopment and revitalization.

ii. Description of the Priority Brownfield Site(s)

Potential Brownfield Sites have been grouped into Target Areas: 1) Community Gateways, 2) Industrial Park, 3) Downtown Corridor, and 4) Mine Scarred Areas. Over 30 candidate sites have been identified in the Target Areas (6 with potential petroleum). Site areas are varied; zoning ranges from residential, commercial, auto related (gas station, wrecking yards, repair, car lots), industrial/manufacturing, mining and rail. These areas have a high rate of vacancy. Sites add to community blight, deter new investment; and potentially impact soil, groundwater, and surface water, having negative impacts on the environment and the health and wellness of the community. The railroad property is located within all of these areas. Mine scarred lands may be a contributor to the potential hazards with orphan tailings contaminating surface and groundwater that feeds into the Humboldt River. There are no recognized flood plains/zones in these Target Areas: Community Gateways, Industrial Park, and Downtown Corridor. Flood plains in areas of mine scarring will need to be determined.

COMMUNITY GATEWAYS - The three (3) Community Gateways that lead into the community off of Interstate 80 pose potential environmental hazards with vacant buildings, lots, and railway. Suspected contaminants are asbestos, lead, petroleum and other potential chemicals released during storage or transit for the rail cars. Exit 106 was the site of the Lovelock Train Depot and the train took on water/maintenance and passengers until 1990's. Priority sites include:

Gateways	Address, Lovelock, NV 89419	Owner	Auth	Vacant
Brenda's Café Building	1525 Cornell	Blackrock Properties	TBD	Yes
Rail Property	110 , 310, 395, 575 W Broadway	Union Pacific	TBD	Yes

DOWNTOWN CORRIDOR – The Downtown Corridor, entrances to the community from Interstate 80 (exits 105, 106, 107) has numerous buildings and vacant lots that are empty, blighted and suspected of contaminants such as lead based paint, petroleum, asbestos, and solvents and other chemicals from laundromats, auto repair shops and wrecking yards. Priority sites include:

Downtown Corridor	Address, Lovelock, NV 89419	Owner	Auth	Vacant
Rexall Pharmacy	310 Main Street	Sylvia Kurzrock	TBD	Yes
Black Jack's Garage	1310 Cornell Ave	Finley Family	TBD	Partial Use
Lions Club House	635 Dartmouth	Lovelock Lions Club	Yes	Yes
Desert Haven Motel	Dartmouth and 9th Street	TBD	TBD	Yes

COUNTY INDUSTRIAL PARK was established in the 1990's. It's adjacent to the City limits with rail spurs to one site. Identified industrial sites would be assessed. Suspected contamination related to auto manufacturing, light industrial, farming and mining operations include- petroleum, mine tailings, chemicals/solvents, lead, mercury, arsenic. Priority sites include:

Industrial Park	Address, Lovelock, NV 89419	Owner	Auth	Vacant
Alfalfa Seed Building	35 McDougal	Tolsa West Coast	TBD	Yes
RoMark	450 Amherst	Markham/Bingham	TBD	Yes

MINE SCARRED AREAS Suspected contaminants - mercury, arsenic, lead, and metals that are potentially concentrated in orphan mine tailings and spoil poles.

Buff Mine	Pershing, Nv
Hilltop Mine	Imlay, Nv

b. Revitalization of the Target Area

i. Redevelopment Strategy and Alignment with Revitalization Plans

Redevelopment Strategy - The Coalition will work with partners and residents to identify sites, determine feasible site reuse opportunities, develop a reuse vision for the Target Areas and criteria to prioritize sites, and establish redevelopment strategies for each of the Target Areas and respective sites. When completed, these plans and their strategies will reflect community consensus, equitable development and appropriate approvals in order to position sites for potential investors, developers and business. Included with the development of strategies, the Coalition will ensure ongoing efforts for sustainable practices and environmental justice. One of the key issues identified through the Strategic Planning process by residents was the importance of retaining key characteristics of the community. Sites that receive lower priority status will be reviewed for opportunities that can strengthen them for future development.

Alignment with Revitalization Plans - The City and County recently worked jointly in the completion of the Pershing County Economic Development Strategic and Revitalization Plan. This plan came about as a result of the establishment of the Pershing County Economic Development Authority (PCEDA), funded by both entities, as well as funding for a full time Economic Development Executive Director. The Economic Development Strategic and Revitalization Plan has identified as a priority goal to address blighted and hazardous waste areas with the purpose of promoting economic development, vitality, and ongoing sustainability which includes business recruitment/retention/expansion, increased jobs, workforce development, and increased quality of life for the City and County. The City and County are WNDD members which includes being participants with the Comprehensive Economic Development Strategies (CEDS). The CEDS is a regional planning tool, identifying regional and local goals and priorities. Infrastructure is a CEDS goal area which includes developing infrastructure and preparing land to be more business-ready - to attract, retain, expand business and create jobs. The activities to be funded under this application align with the grant and EPA's FY 2018-2022 Strategic Plan and Agency Priority Goal for 2018/19 - *Accelerate the pace of cleanups and return sites to beneficial use in their communities. By September 30, 2019, EPA will make an additional 102 Superfund sites and 1,368 brownfields sites ready for anticipated use (RAU).* The County is preparing for its Master Plan Update, which is done in partnership with the City. The Master Plan process provides great opportunity in terms of timing to ensure strategies identified as a part of the Brownfields Assessment Project outcomes with future cleanup being integrated into the Master Plan in a seamless manner. Engagement and incorporation of the 6 Livability Principles for Sustainable Communities will be included in all planning efforts

ii. Outcomes and Benefits of Redevelopment Strategy - The project will yield economic and community benefits by accomplishing and supporting economic development and community revitalization (expanded tax base) by freeing up key lands that are already zoned for development, where infrastructure (water, sewer, and transportation) is immediately available; and would reduce sprawl by infilling vacant lots within the City's limits. Project will provide incentives for property owners to address contamination by reducing uncertainties related to cleanup. One parkland would be created by assessing and mitigating an abandoned house, which would be an expansion to an existing adjacent park located in a neighborhood. This property is owned and maintained by Lovelock Lions Club. With community outreach and consensus building, additional greenspaces (pocket parks) may be created, and a program/policy will be established for ongoing care and maintenance. Based upon the current economic expansion throughout the region, increased businesses, and the need for additional workforce and increased housing in Northern Nevada, it is estimated County, Lovelock, can expect a positive impact in potential growth within the next 5 to 10 years. The project will create opportunities for reinvestment in the community by providing reusable spaces for increased businesses, industry and government or charitable/service organizations. A new Law Enforcement Center, and park space as well as housing units for seniors and low-income individuals are project/facility goals the City and County have for the community. Redevelopment of mine scarred sites would facilitate renewable energy opportunities (1 solar company is in County permitting process and 2 additional have begun the process). County has adopted Renewable Energy permitting and processes in their Master Plan.

C. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse - The City and County are well positioned to begin applying for funding relative to the reuse and redevelopment of the Brownfields sites, preparing for greater economic development and vitality for the area. State of Nevada Community Development Block Grant (CDBG) and United States Dept. of Agricultural Rural Development (USDA Rural Development) grant opportunities will be pursued to redevelop sites cleared for reuse. With a population less than 50,000, the County and City qualify for a variety of USDA Rural Development grants such as: Housing Preservation Grants, Rural Micro Entrepreneur Assistance Program, Telecommunications Infrastructure Loans and Loan Guarantees, Strategic Economic and Community Development. The Rural Community and Economic Development Division of Nevada Governor's Office of Economic Development (GOED) is tasked with promoting and facilitating community development. Overarching objective is to build prosperity and enhance the quality of life in rural Nevada. County has been successful receiving funds from the GOED to use towards the process to develop the County Economic Development and Revitalization Strategic Plan, recently adopted by County and City. It is anticipated further funding will be acquired and utilized in a variety of efforts to put the brownfield sites back to productive use. PCEDA is working with the Governor's Office of Innovation, Science and Technology to apply for an E-Rates grant from the Federal Communications Commission, in partnership with County Library and School District for broadband expansion in the area. Nevada Rural Housing Authority (NRHA) works collaboratively with rural communities to assess, develop, and implement affordable housing and community development solutions. Discussions have included the prospect of cleaning up of brownfield sites for housing, utilizing programs available through NRHA. The County and City are members of WNDD. Projects are listed in the CEDS on an annual basis that provide for infrastructure and workforce development funding through Economic Development Administration (EDA). Several projects are listed in the current CEDS that would provide opportunities to apply for EDA grants for the reuse of these sites. The City and County will pursue these grants for the completion of facilities and revitalization of Rexall Pharmacy, Law Enforcement Center, development of green space, and other sites within the Downtown Corridor, Community Gateways, and Industrial Park.

ii. Use of Existing Infrastructure - Water, sewer, electrical, roads, fire hydrants, natural gas, and streetlights currently are in place in all of the targeted areas. Lovelock is poised for growth with a water and sewer system that has excess capacity; planning and groundwork is in place for additional build out of the sewer plant when necessary. Current buildings given a clean bill of health will be reused to retain the historical character of the community. Reuse of infrastructure, infilling vacant lots/buildings will keep costs of redevelopment lower and reduce City sprawl.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. Community's Need for Funding – Since the completion of Interstate Highway 80, bypassing Highway 40 (city's main street – Cornell Ave) and the ceasing of the train stop in downtown Lovelock, the area has seen a steady decline. This has resulted in continued out migration of population, businesses closing, job losses and workforce decline since the 1990's. There was a slight population increase in the 1990's with the construction of the prison outside of Lovelock. Revenues in the County and City have remained stagnant with minimal upticks over the last 10+ years. The County population was

7,500 residents in 2000, decreasing to approximately 6,500 in 2016. The State demographer estimates the population to decrease further to 6,300 by 2022. This population decrease contrasts with the rest of the State, which has seen an inflow of migration. The population decrease has adversely affected small businesses with many closing over the years. Most residents do their shopping outside the County in neighboring cities such as Fallon, Fernley, Reno and Winnemucca. Retail leakage has had a variety of negative impacts including stagnating tax revenues. The US Census Bureau has 51% County residents traveling outside the county for work while 1,658 workers employed in County reside outside of the County. There are more nonresidents that work in County than there are residents. This points to a lack of good housing stock and overall desirability to live in the County. Residents below the poverty level total 12% of the total county population with 52% of enrolled children on the free or reduced lunch program. The population of residents participating in the Supplemental Nutrition Assistance Program (SNAP) rose from 463 persons in 2010 to 496 persons in 2016, an increase of 7.1% in that timeframe. The agencies capacity to address blight, contaminant buildings and/or land for economic development is not possible due to financial constraints. The award of this grant will enable the County and City to address the blight and hazardous sites to clean them up and prepare them for redevelopment and reuse. With recent economic growth enjoyed by Northern Nevada, the County and City are positioned well to become a location where businesses can locate, creating more jobs, attracting workforce and in turn increase interest in housing development.

ii. Threats to Sensitive Populations

1) Health or welfare of sensitive populations – Pershing General Hospital is a critical care facility. The hospital does not perform surgeries, or birth babies; they stabilize patients and send them to outside of the county facilities for treatment. Care Flight transportation to a facility for specialized care is used due to the distance of other hospitals greater than 90 miles outside of the county. The Sheriff's Office has 13 sworn officers (and 2 unfilled positions) that cover 6037 square miles. The 4 fire departments in the county are run on volunteer staffing and are required to be EMTs too (volunteer staffing is down in numbers). The Lovelock Police Department is a 5 officer department with 2 vacancies that are being filled temporarily by out of area officers. Addressing Brownfields will yield positive benefits: attracting new industry and residents to a vibrant community, increasing the capacity and services that hospital, sheriff/police departments would provide by using the increased tax base that will come from the revitalization and economic growth.

2) Greater than normal incidence of disease and adverse health conditions - The list of County's top five leading causes of death was led by heart disease (26%), closely followed by malignant neoplasms—cancer (19%). Chronic lower respiratory diseases (9%), accidents (6%), and cerebrovascular diseases—stroke (5%) rounded out the list. County's rate of methicillin resistant staphylococcus aureus (MRSA) infections more than quadrupled from 2000-2008. (Healthy People 2010 County Report) All serious illnesses needing specialized care are treated outside of the county, a minimum of 90 miles away. Brownfields cleanup will lower the risk and occurrences of serious illnesses in our community. Added resources thru revitalization and economic growth would encourage expanded health services, more accessible to residents.

3) Economically impoverished/disproportionately impacted populations - The City is a HUD – designated Low to Moderate Income area and does not require an income survey when applying for Community Development Block Grants. According to the Nevada State Office of Rural Health 2017 Data Report, County's total student population is 649 students, out of which 335 students (52.0%) are receiving Free or Reduced Lunches. The population of residents participating in the Supplemental Nutrition Assistance Program (SNAP) rose from 463 persons in 2010 to 496 persons in 2016, an increase of 7.1% in that timeframe. Thanksgiving and Christmas of 2018, a local church distributed over 100 dinner baskets for each occasion. The Lovelock Foodbank has seen an uptick of about 4-6 new emergency food needs a month (these applicants do not qualify for regular foodbank due to new residency of less than 30 days in the community). Although the county is not classified by the USDA Rural Development as a food desert, there is only one grocery store in the county, Safeway, a 1970 15,742 square feet building (limited selection on food staples). There are no transit trips (bus/taxi) available for the population to access other communities for services. Blight within three of the four Target Areas (Gateways, Downtown Corridor and Industrial Park) are located through Lovelock, just a few blocks or less from vital community resources (schools, parks, senior centers, churches, daycare, nursing homes, medical facilities). Mine scarring is a potential threat to water. Brownfields reuse planning and revitalization of the community will improve the quality of life of the residents, adding opportunities for increased economic wealth for the community and residents thereby adding more access to medical care, transportation and food.

b. Community Engagement

i. Community Involvement – Each coalition member and the community will be engaged and informed throughout the project by utilizing the communication process in the Public Outreach Plan. James Evans, County Building and Planning

Director and Joe Crim, City City Public Works Supervisor will serve on Coalition Project Team (CPT), serving as a representatives for the City and County, respectively. As members of the CPT, they will participate with site selection, cleanup and future redevelopment of Brownfields sites, including the priority site(s), interfacing with the QEC throughout the Process. Sheryl Gonzales, WNDD Executive Director, will serve as the Project Director working with the Coalition Project Team in the coordination and implementation of the grant, ensuring the Public Outreach Plan is designed and engaged to inform, solicit and incorporate community input to the greatest extent possible. A key community partner will include Executive Director, Heidi Lusby Angvick, of the PCEDA. Ms. Lusby-Angvick with her Board members and partners will play a critical role to connect with the business and educational community to participate in public workshops, charrettes and stakeholder interviews. Additional community partners will participate including the educational community, the Lovelock Revitalization Association, nonprofit service organizations and other governmental agencies. The residents are very engaged and known for their community spirit and wrap themselves around strengthening their county and city. A joint County and City public meeting was recently held to present the Brownfields Assessment Coalition grant and to review and discuss. This grant application was very favorably received and approved to move forward with the proposal.

ii. Incorporating Community Input - Several publicity tools will be engaged to provide community updates, obtain further community input and build consensus on the project and its progress. An essential component in obtaining community support and awareness about the project will be to communicate how citizenry input is being incorporated into the project. Documents, and reports will reflect input, intended to address the needs and concerns of the residents. These documents will be posted on websites and available for the public through the Coalition member agencies. The Coalition will work with a contracted public relations consultant to include in the Public Outreach Program activities communicating the project progress. Public meetings, flyers, press releases, website updates on Coalition members and community partners' websites, email blasts and social media will be utilized as outreach activities to inform, update, and solicit further community input. There will be a dedicated Brownfields Project specific website developed with links to other coalition member and partner website for the project. This website will include project documents, quarterly reports and updates, interactive tools for the public to obtain program/project information, meeting and workshop schedules, review Target Areas and their respective candidate sites, and provide online input through surveys and questionnaires. Targeted areas with neighborhood residents and business owners will be provided with presentations regarding the project. Quarterly presentations updating progress will be provided at City, Town and County public meetings. Target mailings will be disseminated to solicit property access to conduct environmental site assessment, obtain historical information for site selection and prioritization, and provide grant information. The County, City and PCEDA have a solid track record in keeping the community informed and involved with projects, ensuring their input, issues and concerns are addressed in all programs and projects serving the community. Their strong working relationships with various community organizations such as County School District, University of Nevada Cooperative Extension, Western Nevada College, Great Basin College, Lovelock Revitalization Association, and the County Library will enable greater distribution of informative updates through their respective public/community outlets. Press releases and flyers/brochures will be developed and distributed throughout the County again utilizing the Coalition and community organizations' outlets. Open Houses, focus groups, community events, surveys and stakeholder interviews will be implemented in order to obtain feedback on initial findings to refine and strengthen them.

3. TASK DESCRIPTIONS COST ESTIMATES AND MEASURING PROGRESS

a. Description of Tasks and Activities - The Coalition is requesting \$600,000 to complete the following tasks and associated activities. Anticipated schedule is also found in the budget table:

TASK 1: PROJECT AND GRANT MANAGEMENT - WNDD will work with the Coalition to contract with a Qualified Environmental Consultant (QEC) after completion of a qualifications based procurement process. This process will comply with the procurement process as mandated in the Federal Procurement Standards, 2 CFR 200.317-326. WNDD will take the lead in managing the grant and consultants over the three-year period of the project. A timeline and work program will be developed that will include tasks associated with the Public Outreach Program, management of contracts, attending EPA Brownfields' training, grant reporting in accordance with grant regulations found in 2 CFR 200.328 and submitted on a quarterly basis in ACRES, periodic meetings with EPA grant officer, as well as ongoing meetings with Coalition as described in the Memorandum of Agreement. Included with this area will be quarterly reports to EPA, annual and Financial Status Reports, MBE/WBE Utilization Report, and final project report.

TASK 2: COMMUNITY OUTREACH/PUBLIC INVOLVEMENT - A community outreach plan will be developed with a public relations/marketing consultant who will be under a contract to develop and upon Coalition approval, implement the plan, which will be overseen by WNDD with assistance from PCEDA. WNDD, with the Coalition, will work with the public

relations/marketing firm to develop the Public Outreach Plan to ensure the greatest amount of public outreach possible. Included with this plan will be community meetings to educate the public on the EPA Brownfields program. Coalition members will assist and be involved with community outreach, making available opportunities to obtain involvement from key community partners and stakeholders. The plan will include outreach activities successfully utilized with the recently completed Pershing County Economic Development and Revitalization Strategic Plan. The goal of the community outreach plan is to educate, involve, and seek the input of the community with regards to the Brownfields program decision-making and its benefits for the region.

TASK 3: SITE INVENTORY, PRIORITIZATION, & ELIGIBILITY - City staff, coalition members, and consultant team will survey the City and County by conducting a windshield survey of selected candidate properties within the Brownfields Target Areas in order to determine and verify existing conditions. All formal, legal documents and historical research related to these properties will be considered as a part of the inventory and site eligibility. The Coalition, business/property owners, and relevant stakeholders will meet and assist to gain agreement on sites identified to date as well as identify additional Brownfields sites. Through community meetings, workshops and stakeholder interviews, the creation of weighted site ranking criteria will be developed for the prioritization of sites within Targeted Areas. This will be led and facilitated by the QEC, with support from Coalition, Public Relations Consultant, and partners. Publicity Outreach Plan will interface with this task as it relates to informing, involving and creating consensus with the community at large.

TASK 4: PHASE I – II ENVIRONMENTAL SITE ASSESSMENTS (ESAs) Once prioritization of site inventory is completed, WNDD as the lead will work the Coalition, and the QEC to begin environmental site assessments (ESA's). The ESA's will be conducted by the QEC and will include Access Agreements, Site specific Sampling and Analyses Plans (SAP) and Health and Safety Plans (HASP). A comprehensive Master Quality Assurance Project Plan (QAPP) will be completed by the QEC early on in the process to provide for thorough review time. Before Phase I ESA's work begins, the QEC will complete an EPA Site Eligibility Determination report to be submitted to EPA for approval as well as the HASP. Up to 21 Phase I ESAs are considered to be contaminated, and up to 13 Phase II ESAs are contemplated to be completed– 10 for Hazardous Substance sites, and 3 for Petroleum. Average cost for Phase I ESA is of \$5,000 per site for Hazardous Substances and \$15,000 for Petroleum sites. ASTM E 1903-11 standards will be utilized when determining contamination. Site conditions and cleanup standards will be defined as a part of the Sampling and Analysis. Environmental professionals will conduct all tasks associated with Phase I and Phase II. All ESA's will be conducted under supervision of the State of Nevada Certified Environmental Manager and in accordance with ASTM E 1527-13 Phase I ESA Standard and 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries (AAI).

TASK 5: CLEAN-UP PLANS AND ANALYSIS OF BROWNFIELDS CLEAN UP ALTERNATIVES - Clean Up/Reuse Planning will begin once Phase II ESA's have been completed. The plans for cleanup will include all information/input received from the public as a part of the Public Outreach Plan. Continued updating and request of input from the public will be solicited to ensure ongoing community understanding and support of the project. The Coalition will work with the consultant to conduct meetings with the affected Brownfields communities to make them aware of sites identified for clean up as well identify opportunities for site reuse. A risk-based cleanup analysis approach when evaluating remedial options will be utilized. For sites requiring cleanup, the project budget has included the development of up to 8 Analysis of Brownfields Cleanup Alternatives (ABCAs)s. The ABCAs will evaluate cleanup options based on current and proposed future land use, cost effectiveness, and feasibility. Up to 4 reuse/site certification plans will also be developed based on the ESA findings, site marketability, and may include institutional controls. Sites will then be marketed for reuse and redevelopment to public investors, and other economic development opportunities.

b. Cost Estimates and Outputs

Budget Categories & Schedule						
TASK DESCRIPTION	Task 1 Project Management	Task 2 Community Outreach/Public Involvement	Task 3 Site Prioritization & Eligibility	Task 4 Phase I & 2 ESA's	Task 5 Clean Up Plans & Analysis of	Total

					Brownfields Clean Up	
SCHEDULE BY MONTHS	1 – 36	3-36	4-18	6-30	8-36	
HAZARDOUS SUBSTANCES						
Personnel	\$36,585	\$1,950	\$6,000	\$2,275	\$2,600	\$49,410
Fringe Benefits	\$16,436	\$877.50	\$2,700	\$1,023.75	\$1,170	\$22,207.25
Travel ¹	\$9,000	0	0	0	0	\$9,000
Equipment ²	0	0	0	0	0	0
Supplies	0	0	0	0	0	0
Contractual	0	\$21,525.25	\$39,900	\$225,000	\$45,000	\$331,425.25
Other (specify)						0
Total – Hazardous Substances Costs	\$62,021	\$24,352.75	\$48,600	\$228,298.75	\$48,770	\$412,042.50
TASK 1 PROJECT MANAGEMENT	Project Manager/Staff = \$80/hr X 360 hrs = \$28,800 + 45% fringe \$12,960 Finance Staff = \$45/hour X173 hrs = \$7,785 + 45% fringe = \$3,476 Training/Travel = 3 persons @ 2 conferences \$1,500 per trip - \$9,000					
TASK 2 COMMUNITY OUTREACH/PUBLI C INVOLVEMENT	Contractual = Public Relations - \$16,000 Contractual = Website/Social Media - \$5,525.25 Staff = 30 hrs facilitating outreach efforts @ \$65/hr = \$1,950 + 45% fringe = \$877.50					
TASK 3 SITE INVENTORY, PRIORITIZATION & ELIGIBILITY	Contractual = 70 hrs/month @ \$95/hr X 6 months = \$ 39,900 Staff = 80 hrs @ \$75/hr = \$6,000 + 45% fringe = \$2,700					
TASK 4 PHASE 1 & 2 ENVIRONMENTAL SITE ASSESSMENT	Contractual Costs - Phase 1 ESA's - 15 sites @\$5,000 per site = \$ 75,000 Contractual Cost - Phase 2 ESA's - 10sites @ \$15,000 per site = \$150,000 Contractual Cost - Quality Assurance Plan (QAPP) - \$10,000 Staff – 35 hrs @ \$65/hr = \$2,275 + 45 % fringe = \$1,023.75					
TASK 5 CLEAN UP PLANS & ANALYSIS	Contractual Clean Up Plans & Brownfields Analysis Clean Up and reuse alternatives = \$8,000 per clean up @ 5 sites = \$45,000 Staff =40 hrs @\$65/hr = \$2,600 + 45% fringe = \$1,170					
PETROLEUM						
Personnel	\$21,400	\$975	\$3,750	\$1,625	\$2,600	\$30,350
Fringe Benefits	\$9,630	\$438.75	\$1,687.50	\$731.25	\$1,170	\$13,657.50
Travel	0	0	0	0	0	0
Equipment	0	0	0	0	0	0
Supplies	0	0	0	0	0	0
Contractual	0	\$15,000	\$19,950	\$85,000	\$24,000	\$143,950
Other (specify)	0	0	0	0		

Total Petroleum Costs	\$31,030	\$16,413.75	\$25,387.50	\$87,356.25	\$27,770	\$187,957.50
Total – Hazardous Substances Costs	\$62,021	\$24,352.75	\$48,600	\$228,298.75	\$48,770	\$412,042.50
TOTAL BUDGET PROJECTION	\$93,051	\$40,766.50	\$73,987.50	\$315,655	\$76,540	\$600,000
TASK 1 PROJECT MANAGEMENT	Project Manager/Staff = \$80/hr X 245 hrs = \$19,600 + 45% fringe \$8,820 Finance Staff = \$45/hour X 40 hrs = \$1,800 + 45% fringe = \$810					
TASK 2 COMMUNITY OUTREACH/PUBLIC INVOLVEMENT	Contractual = Public Relations - \$10,000 Contractual = Website/Social Media - \$5,000 Staff = 15 hrs facilitating outreach efforts @ \$65/hr = \$975 + 45% fringe = \$438.75					
TASK 3 SITE INVENTORY, PRIORITIZATION & ELIGIBILITY	Contractual = 35 hrs/month @ \$95/hr X 6 months = \$ 19,950 Staff = 50 hrs @ \$75/hr = \$3,750+ 45% fringe = \$1,687.50					
TASK 4 PHASE 1 & 2 ENVIRONMENTAL SITE ASSESSMENT	Contractual Costs - Phase 1 ESA's - 6 @\$5,000 per site =\$30,000 Contractual Cost - Phase 2 ESA's – 3 sites @ \$15,000 per site = \$45,000 Contractual Cost - Quality Assurance Plan (QAPP) - \$10,000 Staff – 25 hrs @ \$65/hr = \$1,625 + 45 % fringe = \$731.25					
TASK 5 CLEAN UP/REUSE PLANS & ANALYSIS	Contractual Clean Up Plans & Brownfields Analysis Clean Up and reuse alternatives = \$8,000 per clean up @ 3 sites = \$24,000 Staff =40 hrs @\$65/hr = \$2,600 + 45% fringe = \$1,170					
TASK 1 - PROJECT MANAGEMENT OUTPUTS	Work Program with Project Timeline. ACRES Updates, Quarterly/Final Reports, Financial Reports, Development of Tracking/Reporting System, Contracts with QEC and Public Relations consultant, 8-12 Coalition meetings on annual basis.					
TASK 2 - COMMUNITY OUTREACH/PUBLIC INVOLVEMENT OUTPUTS	City Council/Commission meetings each quarter, 2 – 4 Community Workshops/ Year, , Site inventory, prioritization and clean-up strategies, meeting and workshop materials, 36 individual Stakeholder Interviews, Stakeholder Materials, Dedicated Interactive Website Development and Management, 3 Printed Brochure/FAQ Sheets (1 per year), 2 Public Charrettes Workshops					
TASK 3 OUTPUTS - SITE INVENTORY, PRIORITIZATION & ELIGIBILITY	County/City surveys to identify business and property owners specific to Target Areas/sites – county/city wide inventory of Brownfields sites – development of site screening and ranking criteria - review and research of all sites' historical documents and records important to the eligibility - sites prioritized – determination of infrastructure conditions for target area/sites.					
TASK 4 OUTPUTS - PHASE 1 & 2 ENVIRONMENTAL SITE ASSESSMENT	Access agreements, Master QAPPS, Up to 21 Phase I ESA's and 12 Phase II ESA's, Quality Assurance Project Plans, Sampling and Analysis Plans, Health and Safety Plans Phase I and Phase II ESA Reports. Update ACRES as Phase I and Phase II ESA's are completed					
TASK 5 OUTPUTS - CLEAN UP/REUSE PLANS & ANALYSIS	To be included with overall projects public outreach meetings (4-6), Up to 8 Clean up Alternatives (ABCA's) Up to 4 Reuse/Certification Site Plans, Site Revitalization Plans specific to petroleum sites.					

c. Measuring Environmental Results - WNDD will work closely with EPA, Region 9 to prepare a Work Plan for the EPA Brownfields Grant. The Work Plan will include specific project tasks with associated schedules and budget, describing the environmental outcomes/work plan deliverables through the grant. All progress and results will be recorded, monitored and reported to the community and EPA. Output and outcomes during and after the grant period will provide EPA with information to report the success and accomplishments to US Congress. Included will be updates to EPA's ACRES database on the final disposition of sites assessed under the EPA Brownfields grant including contaminant types (s), site

cleanup and redevelopment status, number of jobs created and all information relied upon by EPA to assess the Brownfields success.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Structure - WNDD will lead the Coalition and manage the grant with support and assistance from the Coalition members, City and County. This will include preparing and submitting all grant required reports such as the quarterly, annual and final reports as well as project tracking, work plans, and financial reports. Roles and responsibilities will be clearly defined at the start of the project and as a part of a formal coalition Memorandum of Agreement. WNDD has solid expertise to manage the grant, having done so with a variety of Federal, and State grants for the last 35 years. WNDD Board members and the members' respective agencies have worked as partners as well with other community partners throughout the nine (9) counties and five (5) cities for several years and in collaboration to achieve grant funded project goals. WNDD grant management experience has included administration and full oversight of grants, quarterly and annual progress reporting, financial reports as required by the grant, coordination and implementation of the grant, overseeing and managing RFQ's and RFP's as required by the Federal Procurement Standards and Policies CFR 2 200. Project budgets have varied from millions of dollars to less than \$100,000. The Brownfields Coalition Project Team will include representatives from each of the Coalition members: **Sheryl Gonzales, WNDD Executive Director**– Mrs. Gonzales will lead the Coalition through the entirety of the project. Ms. Gonzales has over 30 years' public administration background. Her experience includes capital improvement projects, downtown renovation, water, public infrastructure projects, master and strategic planning, marketing, grant writing & management, administration, budget, community development, government relations and project management. **James Evans, County Building and Planning Director** – Mr. Evans is responsible for activities associated with County planning and building efforts. His department oversees the Master Plan, policies and procedures related to community planning, all permitting activities related to building, and septic systems. He serves as the Staff Liaison for the County Regional Planning Commission and is the County Building Inspector. He will serve on the Coalition Project Team in all aspects of the grant implementation and interface with the consultant, ensuring the successful completion of the consultant's work. **Joe Crim, Lovelock City Public Works Supervisor** – Mr. Crim will serve as the representative for the City. He has been with the City for 22 years and oversees all aspects related to Public Works for the City. The Public Works Department plans, develops, manages, and is responsible for public facilities, roads, the City's sewer system, municipal waste management, parks, storm water, and vehicle/equipment maintenance. He serves as the City's Building Inspector. Mr. Crim will interface with the consultant on behalf of the City, assisting and supporting all aspects of the project including site selection, cleanup and future redevelopment of the Brownfields sites, including the priority site(s). **Heidi Lusby-Angvick, PCEDA Executive Director**– Mrs. Lusby-Angvick serves as the Economic Development representative for the County and City. Mrs. Lusby-Angvick is the staff liaison for the PCEDA and will work closely with James Evan, County Building Director, and Joe Crim, Public Works Supervisor with the City. Mrs. Lusby-Angvick was the lead staff in the development of the County Economic Development and Revitalization Strategic Plan. She has been with the County for 12 years and serves as the full time contact on behalf of the County and City to recruit, retain, and expand business and industry to create jobs to create a vibrant and sustainable economic environment. **Patti Romanelli, WNDD Financial Administrator** – Patti Romanelli will provide financial management of the EPA grant, bringing over 30 years' experience in managing financial records, 20 of which have been for WNDD. In concert with grant requirements, Ms. Romanelli will establish accounting and tracking systems and ensure all activities associated with accounts payable and receivable are in compliance with the grant and all Federal and State requirements.

ii. Acquiring Additional Resources - The Brownfields Coalition Project Team will have full access to WNDD, City and County staff including financial, legal, professional expertise, and administrative staff to support the project. Additionally, the University of Nevada, Reno – Business College and WNDD Board member, Dr. Tom Harris will serve as a resource as needed to provide support, and technical assistance. All Federal Grant Procurement Policies and Procedures will be engaged when soliciting for professional consultants to contract for work associated with the grant.

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant - WNDD, PCEDA, City nor County have not received EPA Brownfields Grant Funding in the past.

ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements - WNDD, PCEDA has not received EPA Brownfields Grant Funding in the past, but has received Federal grants.

i. Purpose and Accomplishments

PARTNERSHIP PLANNING PROGRAM GRANT - WNDD applies and receives \$80,000 on an annual basis from the US Department of Commerce – Economic Development Administration. WNDD has been successfully applying for and receiving the EDA Partnership Planning Program Grant for over 30 years. The purpose of the grant is to provide for basic operating costs to facilitate the development, implementation, revision, or replacement of the WNDD Comprehensive Economic Development Strategies (CEDS), which articulates and prioritizes the strategic economic goals and projects for the WNDD's region. Annually, WNDD works with the member agencies, and their communities to update the CEDS and every five years the CEDS is rewritten. The WNDD CEDS has enabled its member organizations to partner with WNDD in the acquisition of millions of grant dollars that have funded a variety of projects (local and regional) including infrastructure, training, business access to capital, technical assistance grants for planning, transportation projects, and more. **OUTPUTS:** Annual CEDS Document, 6 – 9 community outreach meetings that vary in number year to year, over 81 successful grant applications, 6 WNDD Board meetings on an annual basis, up to 45 board members that represent up to nine (9) counties from north western Nevada and five (5) cities. **OUTCOMES:** Regional collaboration on projects and programs amongst the WNDD members, 6 industrial parks, 1 airport expansion projects, 7 planning projects. 4 Economic Development Conferences, 5 water, wastewater projects, and establishment of a statewide membership based nonprofit organization for economic development professional training, and many others. **LAKE TAHOE PROSPERITY PLAN** - WNDD worked with California and Nevada bi-state counties to obtain an EDA Technical Assistance Grant for the Lake Tahoe Prosperity Plan. Counties involved with this project included El Dorado, Placer, Douglas, Carson City and Washoe Counties, the city of So. Lake Tahoe, several chamber of commerce's, Lake Tahoe College and Sierra Nevada College, the Tahoe Regional Planning Agency (TRPA), and the Parasol Tahoe Community Foundation. A total of \$140,000 was successfully obtained to complete the project. A plan of action was the end result with the purpose to address the Basin's long-term economic decline. **OUTPUTS:** 60 stakeholder interviews, research/review of community plans, economic base and cluster analyses; four community meetings, seven cluster meetings; an Economic Forum, and a final report. **OUTCOMES:** The establishment of the Lake Tahoe Prosperity Center, a nonprofit organization comprised of 24 Board members, continuing efforts towards a healthy and sustainable economic environment for the Lake Tahoe Basin. **STRONGER ECONOMIES TOGETHER** - Working with USDA Rural Development, University of Nevada, Reno Business of College, University of Nevada Cooperative Extension, and the WNDD Board, WNDD coordinated and facilitated all aspects of the Stronger Economies Together (SET) Regional Planning Project, including the management and all reporting activities for the State of Nevada Grant. The State of Nevada provided a \$45,000 grant to implement the two (2) year project which included 9 month of community outreach workshops conducted throughout the region. The purpose of SET is to strengthen the capacity of communities/counties in rural America to work together in developing and implementing an economic development blueprint to build on the current and emerging economic strengths of their region. **OUTPUTS:** SET Blueprint Report, nine (9) community workshops, 200 participants attending meetings, a collaborative team of 8 partners, regional economic reports, up to 12 presentations by subject matter experts at the SET planning meeting. **OUTCOMES:** SET groups established to implement the SET Blueprint organized around 9 Target Areas, ongoing meetings of the 9 SET groups, SET group program evolved into the annual statewide Nevada Economic Development Conference and the Nevada Economic Development Association.

2. Compliance with grant requirements

With the above projects, the following tasks were required of WNDD as being the lead applicant and grant administrator: Financial monitoring, monitoring of the grant scope of work, followed all Federal and State Procurement Procedures and Policies regarding consultant contractual services, administered and managed all consultants and contractual work, quarterly progress reports, quarterly financial reports, when applicable monitored financial match of the grant, close out reports which included overall financial summaries of Federal and match funds, close out report which included completion of work associated with grant project. WNDD complied with all grant requirements and has not received any financial audit findings.

THRESHOLD CRITERIA

Documentation of Western Nevada Development District as a designated, certified Development District – Council of Governments

Letters of Commitment from Coalition Members

City of Lovelock, Nevada

Pershing County, Nevada

Threshold Criteria for Assessment Grants

1. Applicant Eligibility - Western Nevada Development District (WNDD), located in Carson City, Nevada, is eligible to apply for the FY 19 EPA Brownfields Assessment Grant as it is a General Purpose Units of Local Government. WNDD is certified as an Economic Development District by the Economic Development Administration which is a department with the US Department of Commerce. - **City of Lovelock, Nevada**, is eligible to apply for the FY 19 EPA Brownfields Assessment Grant because it is considered a General Purpose Unit of Local Government as defined by EPA under 2 CFR 200.64. - **Pershing County**, located in Lovelock, Nevada, is eligible to apply for the FY 19 EPA Brownfields Assessment Grant because it is considered a General Purpose Unit of Government as defined by EPA under 2 CFR 200.64.

2. Community Involvement - A comprehensive Public Outreach Plan will be developed to inform and engage residents throughout the County and City. The Outreach Plan goals will be; 1) create a greater understanding of the Brownfields Coalition Assessment Project 2) obtain input, 3) secure community wide consensus, 4) engage the community with the process and project, and 5) enlist support for the project.

The Coalition will utilize and expand outreach activities utilized as a part of the recently completed Pershing County Economic Development and Revitalization Strategic Plan (PCEDA Revitalization Strategic Plan). Community outreach activities employed over the life of the project (3 years) included stakeholder interviews, community workshops, public presentations, community surveys, and the use various social media outlets such as website, and FACEBOOK. The PCEDA Strategic Planning Committee was comprised of volunteer community residents that stewarded and guided the process, facilitated by Western Nevada Development District (WNDD) staff. The community outreach provided important community input and information which was reflected through the PCEDA Revitalization Strategic Plan. Ongoing updates to the community were essential in securing community consensus and support as the plan progressed. The issues most important to the community issues related to economic development and vitality included affordable housing, workforce development and recruitment, community blight, redevelopment opportunities, infrastructure needs, recruiting business/industry, creating more jobs and quality of life improvements.

The Brownfields Coalition Assessment Project's Public Outreach Plan will be built upon the success of the PCEDA Revitalization Strategic Plan and will include community meetings, charrette workshops, focus groups, and open houses. A dedicated website will be developed, posting all project documents, meeting and workshop schedules, interactive surveys for input and related quarterly reports. Printed media such as brochures, flyers and newspaper articles will be engaged as well as social media and e-mail blasts. Community partners will participate with Public Outreach Plan involving their agencies' respective publicity/promotional outlets such as websites, email blasts, newsletters and meetings. City, County and other public meeting opportunities will be utilized to provide quarterly updates and solicit public input as well as present to the public how the community feedback is being integrated throughout the project. Organizations that have partnered with the City and County in the past will include Pershing County School District, Pershing Community Hospital and Healthcare Foundation, Pershing County Library, Frontier Community Coalition, the University of Nevada Cooperative Extension, Western Nevada College, Great Basin College, the Senior Center, Chamber of Commerce, Lovelock Revitalization Association, service organizations such as the Lions Club and other citizen advisory boards.

Public meetings, focus groups, workshops and charrettes will be strategically located in target areas scheduled to be a part of the assessment/inventory process, and/or sites identified as Brownfields' sites. Target audiences will consist of the business community, property owners, financial institutions, and developers with more focused engagement upon those population groups that may be identified as or near/adjacent to Brownfields Sites.

3. Expenditure of Assessment Grant Funds

Western Nevada Development District and other members of the Coalition do not have any active EPA Brownfields Assessment Coalition Grant.



UNITED STATES DEPARTMENT OF COMMERCE
The Assistant Secretary for Economic Development
Washington, D.C. 20230

19 JUL 1985

Honorable Paul Laxalt
United States Senate
Washington, D.C. 20510

Dear Senator Laxalt:

It is our pleasure to inform you that Western Nevada, an area composed of Carson City, Douglas, Lyon, and Storey Counties, has been designated as an Economic Development District under the provisions of Title IV of the Public Works and Economic Development Act of 1965, as amended. We are also designating the Carson City to Gardnerville Corridor along Highway 395 as an Economic Development Center.

These actions are made possible by our approval of the Overall Economic Development Program (OEDP) submitted by the Western Nevada Development District and the concurrent approval by the State of Nevada.

We trust that the designation action will lead to the creation of new job opportunities in the private sector in the Western Nevada area.

Sincerely,

PAUL W. BATEMAN, ACTING

Assistant Secretary
for Economic Development



UNITED STATES DEPARTMENT OF COMMERCE
The Assistant Secretary for Economic Development
Washington, D.C. 20230

19 JUL 1985

CDM/AF

MEMORANDUM OF DESIGNATION

ECONOMIC DEVELOPMENT CENTER

In accordance with Section 403 of the Public Works and Economic Development Act of 1965 (Public Law 89-136, 89th Congress, 1st Session, August 26, 1965, as amended, I hereby designate the area listed below as an Economic Development Center:

<u>State and District</u>	<u>Center</u>	<u>Center Definition</u>
Nevada Western Nevada	Carson City County - Carson Valley Corridor	All of Carson City County, plus a corridor 10 miles wide in Douglas County, running southward along and bisected by U.S. Highway 395, to southeastern city limits of Gardnerville.

Signed Paul W. Bateman Acting

Assistant Secretary
for Economic Development



City of Lovelock *100 Years* 1917-2017

*Michael R. Giles, Mayor
Starlin Gentry, Councilman
Daniel Murphy, Councilman
Patricia Rowe, Councilman*

*Lisa Booth, City Clerk
Terri Wilcox, Deputy City Clerk
Tami Belcher, Office Assistant*

January 16, 2019

Western Nevada Development District
1000 North Division Street, Suite 102C
Carson City, NV 89703

RE: Support for the Western Nevada Development District (WNDD), Pershing County, City of Lovelock's Application for the FY 2019 Brownfields Assessment Coalition Grant

Dear Mr. Ed Lawson:

On behalf of the City of Lovelock, we extend our full support for the Coalition of WNDD, Pershing County, and the City of Lovelock in applying for up to \$600,000 funding from the US EPA FY 2019 Brownfields Assessment Coalition Grant. The City of Lovelock understands and will be a willing participant in the Coalition's intent to use the grant funding to inventory, prioritize and plan for cleanup and reuse of priority Brownfield sites located in Lovelock and Pershing County. The City of Lovelock is also aware that the goals of the proposed project are environmental restoration (reducing threats to human health and the environment) and economic development (making sites ready for new businesses, creating jobs and tax-based revenue).

In its early days, the City of Lovelock, then known as the Big Meadows, was a resting spot for settlers before they continued west towards California and Oregon. Later, the town site was created and a depot built for the Central Pacific Railroad; the depot ceased as a train stop in the early 1990's. Cornell Avenue was the original US 40 Hwy until Interstate 80 bypassed the community in the 1980's. For many years the area was a vital center of commerce in Northern Nevada, but with the loss of rail service and highway travelers, the City of Lovelock began to experience the adverse effects of economic decline which has continued with the droughts in the 2010's.

In spite of the challenges, the community is ready to meet issues head on. This grant will be of substantial benefit to the community in assisting the revitalization efforts to encourage economic growth and prosperity, and to enhance the quality of life for our residents. It will be a catalyst to encourage other projects and initiatives. We understand the importance of a project of this size and will utilize our limited resources to the extent they are available to support the project. If you require additional information, please do not hesitate to contact us.

Sincerely,

Michael Giles, Mayor
City of Lovelock

"This Institution is an equal opportunity provider and employer."

P.O. Box 238, Lovelock, NV 89419

phone: (775) 273-2356 Fax (775) 273-7979

email: clerk@cityoflovelock.com

BOARD OF COUNTY COMMISSIONERS

PERSHING COUNTY

P.O. DRAWER E
LOVELOCK, NV 89419
775-273-2342 * FAX 775-273-5078

January 30, 2019

Western Nevada Development District
1000 North Division Street, Suite 102C
Carson City, NV 89703

RE: Support for the Western Nevada Development District, Pershing County, City of Lovelock's
Application for the FY 2019 Brownfields Assessment Coalition Grant

Dear Mr. Ed Lawson;

On behalf of the Pershing County Commissioners, we would like to provide this letter of support for the Coalition of Western Nevada Development District, Pershing County, and City of Lovelock's application for the FY 2019 Brownfields Assessment Coalition Grant in the amount up to \$600,000 to assess hazardous substances and petroleum product impacted properties. We understand that the funds will be used for the identification, prioritization, and planning for cleanup and reuse of brownfield sites. We are excited for the efforts to re-focus on the revitalization and redevelopment of the City of Lovelock and Pershing County.

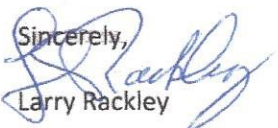
In my role as Chairman of the Pershing County Commissioners, as well as a member of the Pershing County Economic Development Authority's Strategic Plan Steering Committee, I know firsthand what a project of this nature will do to jumpstart redevelopment efforts in the area. This project will pave the way for future investors and alleviate any potential financial burdens associated with hazardous clean-up.

The Pershing County Commissioners are committed to providing resources and support to improve the health, education and quality of life in our City and County and willing to serve as a Coalition Member. We believe that hazardous remediation efforts are a vital and strategic step in accomplishing new growth. Our prior assessments and community meetings have shown a proven need throughout the City and portions of the County, and we feel strongly that efforts such as these will have a favorable impact on economic development.

Please accept this letter as a showing of not only the Pershing County Commissioners support, but our continued commitment to revitalization of the City of Lovelock and Pershing County.

Please feel free to contact us for demonstration of further support of this grant proposal.

Sincerely,


Larry Rackley
Chairman

**WESTERN NEVADA DEVELOPMENT DISTRICT
EPA FY 19 BROWNFIELDS ASSESSMENT GRANT**

AREAS AFFECTED BY PROJECT (CITIES, COUNTIES)

City of Lovelock, Nevada
Pershing County, Nevada

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

01/31/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

WESTERN NEVADA DEVELOPMENT DISTRICT

* b. Employer/Taxpayer Identification Number (EIN/TIN):

88-0197458

* c. Organizational DUNS:

0626033780000

d. Address:

* Street1:

1000 North Division Street

Street2:

Suite 102C

* City:

Carson City

County/Parish:

Carson City

* State:

NV: Nevada

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

89703-3928

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mrs.

* First Name:

Sheryl

Middle Name:

* Last Name:

Gonzales

Suffix:

Title:

Executive Director

Organizational Affiliation:

* Telephone Number:

775-473-6753

Fax Number:

* Email:

sgonzales@wndd.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

E: Regional Organization

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-06

* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

1234-AREAS AFFECTED BY PROJECT (CITIES, COU

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

WESTERN NEVADA DEVELOPMENT DISTRICT - EPA FY 19 BROWNFIELDS ASSESSMENT GRANT

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant 2ND CD

* b. Program/Project 2ND CD

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 04/01/2019

* b. End Date: 04/01/2022

18. Estimated Funding (\$):

* a. Federal	600,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	600,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mrs. * First Name: Sheryl

Middle Name:

* Last Name: Gonzales

Suffix:

* Title: Executive Director

* Telephone Number: 775-473-6753 Fax Number:

* Email: sgonzales@wndd.org

* Signature of Authorized Representative: Sheryl Gonzales * Date Signed: 01/31/2019